THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28134

Karen Johnson Davidson County
Batch# 365490 DEEDWARR
03/02/2020 08:50:18 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20200302-0022777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY,2020.

Notary Public

MY COMMISSION EXPIRES: 9/1/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiang Huang	New owner	MAP 091-11-0F-
2810 Bransford Ave		PARCEL 003.00-CO
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Catherine J. Bryan, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jiang Huang, a married man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit D of 5003 Indiana Avenue Townhomes, as shown on the Plat attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161006-0105803, amending the Covenants recorded as Instruments 20150402-0029161, 20160816-0085550 and 20161014-0109084, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Catherine J. Bryan by QUITCLAIM DEED from Catherine J. Bryan, Trustee of the Catherine J. Bryan Living Trust dated April 22, 2019 of record as Instrument No. 20191220-0131551, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75; (3) all matters shown on the plat attached as Exhibit "B" to the Declaration of record in Instrument No. 20150402-0029161; (4) the Covenants, Conditions and Restrictions of record in Instrument No. 20150402-0029161, amended in Instrument Number 20160816-0085550, Instrument Number 20161006-0105803, and Instrument Number 20161014-0109084; (5) HOA Charter of record in Instrument No. 20150402-0029160; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (7) Subject to rights of others in and to the common areas and/or elements; (8) All visible easements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5003 D Indiana Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand( ) this the 28th day of February, 2020.

Catherine J. Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine J. Bryan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE